



# 7 CLARION FIELD WEST CHEVIN ROAD MENSTON LS29 6BL

Asking price £99,500

## FEATURES

- Well-Proportioned Detached Park Home Situated Between Otley & Menston
- Light & Airy Sitting Room Enjoying A Dual Aspect
- Modern Shower Room & Double Bedroom
- Residents Must Be Aged 50 And Over
- Council Tax Band A / Ground Rent/Pitch Fee Of £88.29 per Month
- Stunning Long Distance Views Across The Valley
- Well-Equipped Kitchen With Dining Area
- Driveway Providing Off Road Parking & Decked Seating Areas
- Private Residential Site - No Sub Letting / Holiday Lets
- Attractive Site Set On The Doorstep Of Stunning Open Countryside



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# 1 Bedroomed Park Home With Stunning Long Distance View

## Menston

Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

The accommodation with LPG GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Sitting Room 13'9" x 11'4" (4.19m x 3.45m)

A lovely light and airy reception room with windows to both the front and side elevation enjoying a breath-taking view across the valley. Double glazed entrance door, fireplace housing an electric fire, vinyl flooring and two radiators.

### Kitchen 13'9" x 7'7" (4.19m x 2.31m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset sink unit and space for a freestanding fridge/freezer and gas cooker and plumbing for an automatic washing machine. Cupboard housing the boiler, radiator, windows to both side elevations, recessed spotlights and Vinyl flooring.

### Dining Area 9'7" x 8'4" (2.92m x 2.54m)

An extremely useful dining space having wood effect flooring, storage cupboard, radiator and door out to the decked seating area.

### Bedroom 13'9" x 7'0" (4.19m x 2.13m)

Currently being used as a twin bedroom but would also act as a double bedroom with radiator, wood effect flooring and window to the rear elevation.

### Shower Room

Having a modern white suite comprising a tiled shower stall, low suite w.c and wash hand basin with cupboards under. Part tiled walls, radiator, vinyl flooring and two windows to the side elevation.

### Outside

The property enjoys decked seating areas to the front and side making the most of the stunning views across the valley. A number of sheds and gardens stores provide excellent storage. A driveway to the front and side provides off road parking for 2 vehicles.

### Please Note

The building is for sale and sits on a residential plot, which is subject to a monthly ground rent/pitch fee of £88.29. The price is reviewed in line with CPI each year. This includes maintenance of communal areas of the Park including the private road and park boundaries. The property is serviced by mains electrics and is billed on a usage basis. Bottle gas (LPG) is purchased by each individual owner and it is used for the central heating system and the gas cooker. Water is metered and charged to each property on a usage basis. We understand that the property cannot be sublet and the site is for those aged 50 and over only. We have also been informed that only pet is permitted. All of the above are our interpretation of information provided by the vendors and buyers should satisfy themselves prior to any commitment to purchase. The seller is responsible for a transfer fee to the site owners upon the sale of the property at the rate of 10% of the sale price. Please note, these properties are not suitable for residential mortgages. The Site Owner is Clarion Field Mobile Home Park Limited, Registered Company No. 11705348.

### Council Tax Leeds

Leeds City Council Tax Band A. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 32 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### Flood Risk Summary

Surface Water - Very Low  
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

### Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### General

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

### Proposed Site Rules

The Proposed Rules have been issued to the residents for consideration and comment. We understand the residents have replied to the site owners requesting some alterations so these rules are yet to be ratified.

In these rules:

- "occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement
- "you" and "your" refers to the homeowner or other occupier of a park home
- "we" and "our" refers to the park owner.

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

With one exception the rules also apply to any occupiers of park homes who rent their home.

The only rule which does not apply to occupiers who rent their home is rule 30 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

None of these rules is to have retrospective effect. Accordingly:

- they are to apply only from the date on which they take effect, which is [ ]; and

• no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.

These rules also apply (for so long as they live on the park) to the park owner, their family, any employees, the park warden etc with the exception of the following rules: 12, 20 and 23

### Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not erect fences or other means of enclosure unless they are wooden in construction and are not more than 3ft (1m) in height and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
3. You must not have external fires, including incinerators.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

#### Storage

6. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements.

7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.

8. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

#### Refuse

Where waste is collected by the local authority

9. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.

10. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).  
Business Activities

11. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and you must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However you are at liberty to work individually from home by carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the park.

#### Age of Occupants

12. No person under the age of 50 years may reside in a park home, with the exception of the park owner, their family, the park warden etc.

#### Noise Nuisance

13. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am

#### Pets

14. You must not keep any pets or animals except the following:

- Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.
- Not more than 1 domestic cat. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.

#### Note

The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

#### Note

These rules do not have retrospective effect. If the keeping of the pet



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complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules

**Additional/optional Pet Rules**

A new homeowner may come onto the park with not more than one dog or cat (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish but they shall not be permitted to replace the pet or acquire another pet.

15. Nothing in rule 14 of these Park Rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.

**Water**

16. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

17. You must only use fire point hoses in case of fire.

18. You must protect all external water pipes from potential frost damage.

**Vehicles and parking**

19. You must drive all vehicles on the park carefully and within the displayed speed limit.

20. You must not park more than 2 vehicles on the park, with the exception of vehicles used/owned by the park owner, their family, the park warden etc.

21. You must not park on the roads or grass verges.

22. You must not park anywhere except in the permitted parking spaces.

23. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:

- light commercial or light goods vehicles as described in the vehicle taxation legislation and
- vehicles intended for domestic use but derived from or adapted from such a commercial vehicle

with the exceptions of commercial vehicles operated by the park owner, their family, the park warden etc.

24. You must hold a current driving licence and be insured to drive any vehicle on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.

25. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

26. You must not carry out the following works or repairs on the park:
- (a) major vehicles repairs involving dismantling of part(s) of the engine
  - (b) works which involve the removal of oil or other fuels.

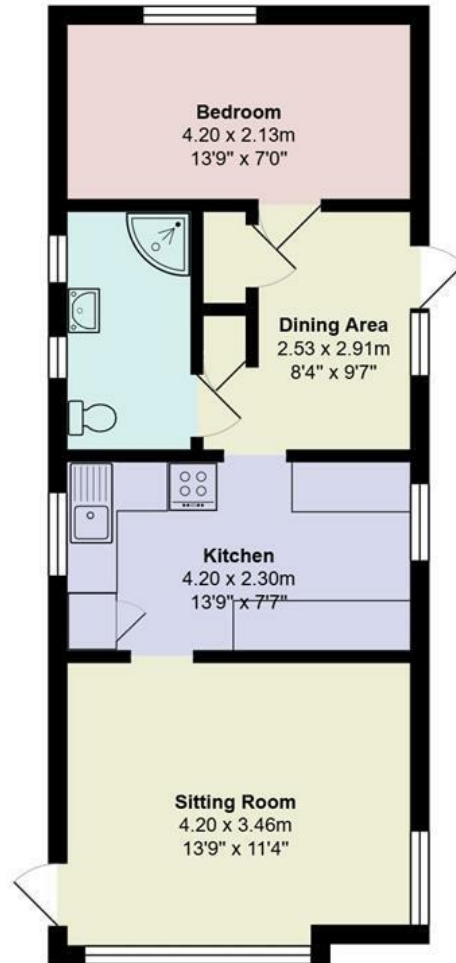
**Weapons**

27. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence.

**External Decoration**

30. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.





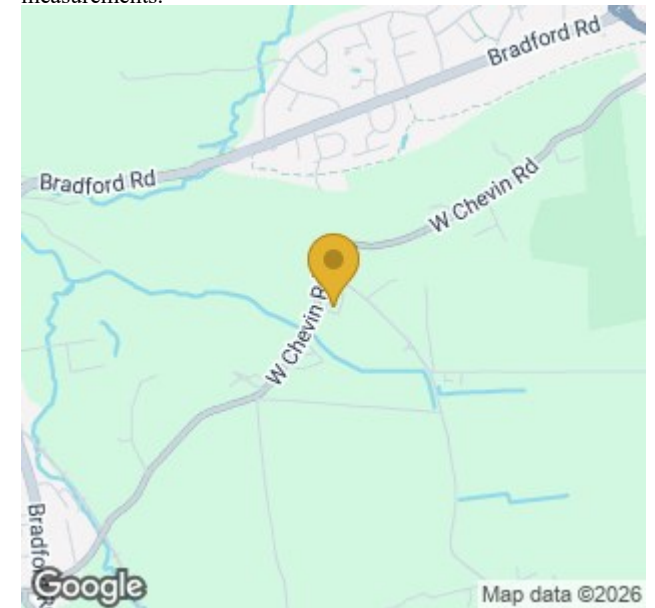
Total Area: 47.1 m<sup>2</sup> ... 507 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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**Call us on 01943 889010**  
**info@shanklandbarracough.co.uk**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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